

Ribble Valley Borough Council  
Council Offices  
Church Walk,  
Clitheroe  
Lancashire  
BB7 2RA

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)  
Your ref: 3/2025/0316  
Our ref: 3/2025/0316/HDC/KW  
Date: 08 May 2025

**Location:** Ground Floor Unit and First Floor Flat 27-29 Bawdlands Clitheroe  
**Proposal:** Proposed change of use from (Use class E/Use Class C3) to House in Multiple Occupation with six rooms (Use Class C4).  
**Grid Ref:** 373869 441581

Dear Ben Taylor

With regard to your consultation letter dated 1 May 2025, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety and capacity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use from (Use class E/Use Class C3) to House in Multiple Occupation with six rooms (Use Class C4).

It is noted that the site does not provide any off-highway parking, however, it is located within a sustainable location with good access to public transport and local amenities. There are also parking restrictions on the surrounding roads to control on-street parking.

The LHA note that concerns have been raised previously regarding demand for on street parking provisions within the local area however the LHA are of the opinion that Houses in Multiple Occupation tend to have lower car ownership rates compared to single-family households, the development is also located within a sustainable areas as such the LHA does not expect the development to have a significant impact on nearby on street parking provisions.

The submitted documentation also indicates secure and waterproof cycle parking will be provided, which should provide adequate space for 6 bicycles, supporting social inclusion and promoting sustainable forms of transport. However, due to the potentially more transient number of residents, the cycle storage provision would be better suited to individual pods rather than a communal area.

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If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
  - 24 Hour emergency contact number.
  - Details of the parking of vehicles of site operatives and visitors.
  - Details of loading and unloading of plant and materials.
  - Measures to protect vulnerable road users (pedestrians and cyclists).
  - Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
  - Measures to control the emission of dust and dirt during construction.
  - Construction vehicle routing.
  - Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

**Reason:** In the interests of the safe operation of the adopted highway during the demolition and construction phases.

2. Prior to first occupation cycle storage provisions for the residential unit shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

**Reason:** To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Informative notes:

- There must be no storage of materials in the public highway at any time.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk)
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council